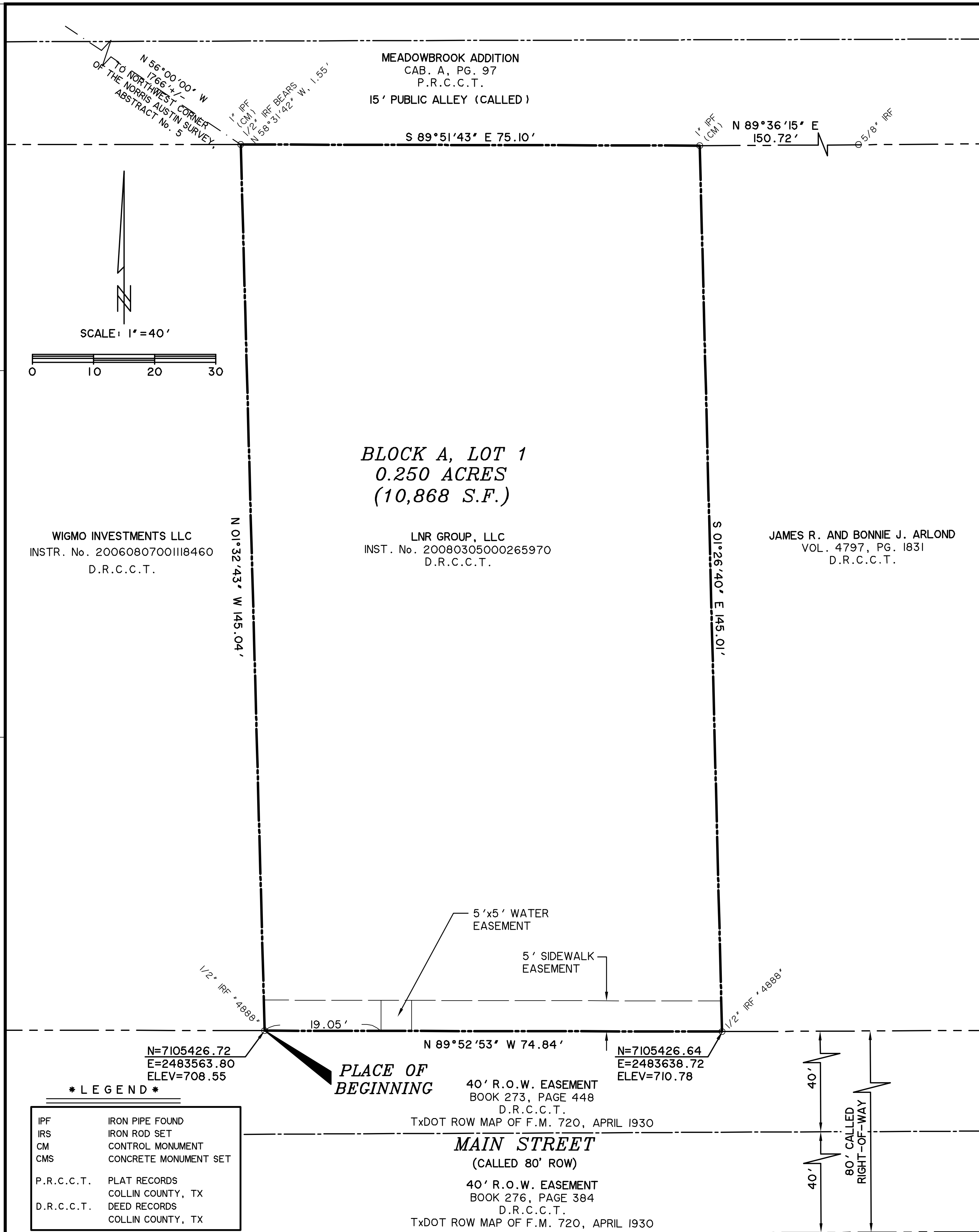


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TIME: 14:52



STATE OF TEXAS  
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS, LNR GROUP LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE NORRIS AUSTIN SURVEY, ABSTRACT NO. 5, CITY OF FRISCO, COLLIN COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 20080305000265970, DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED '4888' BEING THE SOUTHWEST CORNER OF SAID LNR TRACT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WIGMO INVESTMENTS, LLC., RECORDED IN INSTRUMENT NO. 20060807001118460, D.R.C.C.T. AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (AN 80 FOOT RIGHT-OF-WAY),

THENCE NORTH 01° 32' 43" WEST, ALONG THE WEST LINE OF SAID LNR TRACT AND THE EAST LINE OF SAID WIGMO TRACT, A DISTANCE OF 145.04 FEET TO A 1" IRON PIPE FOUND IN THE SOUTH LINE OF A 15 FOOT ALLEY OF MEADOWBROOK ADDITION, AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, RECORDED IN CABINET A, PAGE 97, P.R.C.C.T., BEING THE NORTHWEST CORNER OF SAID LNR TRACT AND BEING THE NORTHEAST CORNER OF SAID WIGMO TRACT,

THENCE SOUTH 89° 51' 43" EAST, ALONG THE SOUTH LINE OF SAID 15 FOOT ALLEY AND THE NORTH LINE OF SAID LNR TRACT, A DISTANCE OF 75.10 FEET TO A 1" IRON PIPE FOUND BEING THE NORTHEAST CORNER OF SAID LNR TRACT AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES R. AND BONNIE ARLOND, RECORDED IN VOLUME 4797, PAGE 1831, D.R.C.C.T.,

THENCE SOUTH 01° 26' 40" EAST, ALONG THE EAST LINE OF SAID LNR TRACT AND THE WEST LINE OF SAID ARLOND TRACT, A DISTANCE OF 145.01 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED '4888' BEING IN THE NORTH RIGHT-OF-WAY OF SAID MAIN STREET, BEING THE SOUTHEAST CORNER OF SAID LNR TRACT AND BEING THE SOUTHWEST CORNER OF SAID ARLOND TRACT,

THENCE NORTH 89° 52' 53" WEST, ALONG THE NORTH LINE OF SAID MAIN STREET AND THE SOUTH LINE OF SAID LNR TRACT, A DISTANCE OF 74.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.250 ACRES (10,868 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LNR GROUP LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BLOCK A, LOT 1, TITAN OFFICE ADDITION, AN ADDITION TO THE CITY OF FRISCO, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE OWNER DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF FRISCO.
- THE CITY OF FRISCO IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FRISCO'S USE THEREOF.
- THE CITY OF FRISCO AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE CITY OF FRISCO AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHTS OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF FRISCO. ARC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FRISCO, TEXAS.

WITNESS, MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BY:

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
PRINTED NAME AND TITLE

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS STATEMENT:

KNOW ALL MEN BY THESE PRESENT:

THAT I, ULYS LANE III, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FRISCO, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

\_\_\_\_\_  
ULYS LANE III, R.P.L.S. STATE OF TEXAS No. 2411

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ULYS LANE III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNER/APPLICANT**  
LNR GROUP, LLC  
3411 PRESTON ROAD, STE C13 PMB 205  
FRISCO, TX 75034  
PHONE: (972) 377-3091  
FAX: (972) 767-4034  
CONTACT: WARREN NORRIS

**SURVEYOR**  
WIER & ASSOCIATES, INC.  
6849 ELM STREET  
FRISCO, TX 75034  
PHONE: (214) 387-8000  
FAX: (214) 387-8002  
CONTACT: ULYS LANE III, R.P.L.S.



**VICINITY MAP**

NOTES:

- ALL 1/2" IRS WITH CAP STAMPED 'WIER & ASSOC INC' UNLESS NOTED OTHERWISE.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NO FLOODPLAIN EXISTS ON THE SITE.
- ALL BEARINGS ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4202, NAD 83, UTILIZING THE CITY OF FRISCO GPS MONUMENTS STATIONS #1 AND #27.

APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS.

\_\_\_\_\_  
P & Z COMMISSION CHAIRPERSON

\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_  
PLANNING DEPT.

\_\_\_\_\_  
CITY SECRETARY

**CITY PROJECT # SPFP09-0005**  
**FINAL PLAT**  
**TITAN OFFICE ADDITION,**  
**BLOCK A, LOT 1**  
**AN ADDITION TO THE CITY OF FRISCO,**  
**COLLIN COUNTY, TEXAS**  
**BEING 0.250 ACRES**  
**IN THE NORRIS AUSTIN SURVEY, ABSTRACT NO. 5,**  
**IN THE CITY OF FRISCO, COLLIN COUNTY, TEXAS**

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700  
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000  
Texas State Registration No. 2776 www.WierAssociates.com  
DATE: 04-10-2009  
W.A. No. 08100